040.0	0003	0015.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	877,600	/	877,600
USE VALUE:	877,600	/	877,600
ASSESSED:	877,600	/	877,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15	-17	BOWDOIN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DENSMORE ROGER III/TRUSTEE
Owner 2:	IRREVOCABLE TRUSTS OF ROGER &
Owner 3:	ELENA DENSMORE
Street 1:	37 EAGLE RIDGE DR
Street 2:	
Twn/City:	GALES FERRY
St/Prov:	CT Cntry: Own Occ: N
Postal:	06335 Type:

PREVIOUS OWNER

Owner 1:	DENSMORE ROGER E & ELENA T -
Owner 2:	-
Street 1:	37 EAGLE RIDGE DR
Twn/City:	GALES FERRY
St/Prov:	CT Cntry:
Postal:	06335

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Vinyl Exterior and 2440 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4500.000	427,800	5,800	444,000	877,600
Total Card	0.103	427,800	5,800	444,000	877,600
Total Parcel	0.103	427,800	5,800	444,000	877,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 359.67 | /Parcel: 359.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	26787
GIS Ref	
GIS Ref	
Insp Date	11/08/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 040.0-0003-0015.0

!3299!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	427,900	5800	4,500.	444,000	877,700	877,700	Year End Roll	12/18/2019
2019	104	FV	330,600	5800	4,500.	471,800	808,200	808,200	Year End Roll	1/3/2019
2018	104	FV	330,600	5800	4,500.	344,100	680,500	680,500	Year End Roll	12/20/2017
2017	104	FV	309,800	5800	4,500.	299,700	615,300	615,300	Year End Roll	1/3/2017
2016	104	FV	309,800	5800	4,500.	255,300	570,900	570,900	Year End	1/4/2016
2015	104	FV	275,600	5800	4,500.	249,800	531,200	531,200	Year End Roll	12/11/2014
2014	104	FV	275,600	5800	4,500.	205,400	486,800	486,800	Year End Roll	12/16/2013
2013	104	FV	286,900	5800	4,500.	195,400	488,100	488,100		12/13/2012

PRINT

Date	Time
12/10/20	18:35:01

LAST REV

Date	Time
04/02/19	15:20:33

apro

USER DEFINED

Prior Id # 1:	26787
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3299

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DENSMORE ROGER	65020-105		3/9/2015	Convenience	1	No	No		
	11815-107		3/17/1970		26,300	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/11/2010	981	Re-Roof						

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2018	MEAS&NOTICE	HS	Hanne S
1/26/2009	Meas/Inspect	294	PATRIOT
1/20/2009	Meas/Inspect	294	PATRIOT
4/19/2000	Inspected	276	PATRIOT
2/29/2000	Measured	263	PATRIOT
11/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

Total AC/HA:	0.10331	Total SF/SM:	4500	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	443,999	Spl Credit
Total:	444,000										

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

COMMENTS

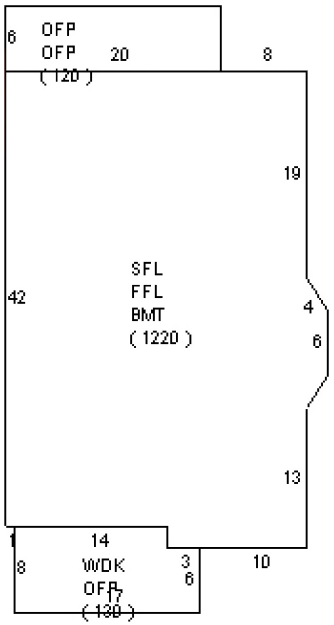
SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	10	BRs:	4	Baths:	1	HB					

SKETCH



Sum Area By Label :
SFL = 1220
FFL = 1220
BMT = 1220
OFP = 370
WDK = 130

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.08032787
Const Adj.:	0.98392206
Adj $ / SQ:	180.703
Other Features:	103500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	619934
Depreciation:	192180
Depreciated Total:	427755

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	180.70
Special Features:	0	Val/Su Net:	102.84
Final Total:	427800	Val/Su SzAd	175.33

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,220	54.210	66,137
FFL	First Floor	1,220	180.700	220,458
SFL	Second Floor	1,220	180.700	220,458
OFP	Open Porch	370	20.620	7,630
WDK	Deck	130	13.470	1,751

Net Sketched Area:	4,160			Total:	516,434
Size Ad	2440	Gross Are	4160	FinArea	2440

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 040.0-0003-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	24X20	A	AV	1916	20.21	T	40	104			5,800			5,800

More:	N	Total Yard Items:	5,800	Total Special Featues:	Total: 5,800